Change of Use Planning Proposal at
200 Waterloo Road, Cheetham Hill, M8 8AE

Design and Access Statement
20 May 2014

1.0 Site Context

The change of use application submitted by Tang Associates Ltd on behalf of Kacoo Fashion Ltd is for alterations to an existing cash and carry warehouse located in Cheetham Hill. The current use of the premises (cash and carry warehouse) is to remain however the building will be sub divided into smaller cash and carry units. This application seeks permission for external alterations to provide new entrances / access and internal amendments in order to create additional office space and WC's.

The site is bounded on two sides by Waterloo Road to the West and Cheetwood Road to the East. To the North of the site there is vacant land and to the South an industrial unit.

The site is located in an area of mixed use, including industrial and residential.

2.0 The Proposal

2.1 The scheme design

The application proposes new entrances on the Eastern and Western sides of the building (as confirmed on Tang Associates plans 8608-110). The building will then be sub divided in order to create 5no. individual units with separate access and emergency escape. Externally the existing car parking / service yard will be retained for use by staff and clients.

2.2 Scale and massing

The proposed application will see the building's scale and massing remain the same due to no demolition or extension being sought.

2.3 Materials

Where necessary, materials to be replaced will be done so by materials which match the existing.

2.4 Neighbouring public spaces

The proposal will have a positive effect on the neighbouring area through the creation of several units in place of one. This will in turn have a positive impact on the economy of the area.

2.5 Impacts on characters of the area, views and vistas in the area

The development has minimal impact on the area due to being an existing building. The amendments proposed will create a more attractive frontage for the building.

2.6 Amenity of users and of neighbouring properties

The proposal has no impact on the amenity of the neighbouring properties.

3.0 Movement in and around the site
3.1 Access for all

The development will comply with the latest approved document M.

4.0 Conclusion

The design team have prepared this planning application to take advantage of the existing building and promote its continued use. The proposal will see regeneration of the area which will boost the local economy.